



**3 Bed House - End Terrace
located in
Potters Bar**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Fayerfield
Potters Bar
EN6 5DQ



£1,850 PCM

This three bedroom end of terrace house, newly decorated throughout and is available unfurnished. The property benefits lounge, kitchen/diner, gas central heating, double glazed, rear garden and garage.

GROUND FLOOR

UPVC Front door opening into:

ENTRANCE HALL

Obscure double glazed window to front, radiator, under stairs cupboard housing consumer unit, gas and electric meters.

LOUNGE

14'8" into alcove x 12' into alcove

Radiator, double glazed windows to front and side.

KITCHEN/DINER

18'9" x 9'10"

Range of wall and base units, work surfaces, stainless steel sink with mixer tap, Zanussi electric oven & integrated gas hob with extractor hood above, Hoover washing machine, cupboard housing Glow Worm boiler, radiator, double glazed windows and door to rear.

FIRST FLOOR

LANDING

Access to loft void, stairs to ground floor.

BEDROOM ONE

12'7" x 11'7"

Radiator, double glazed window to front and side.

BEDROOM TWO

12'11" x 11'10" narrowing to 9'6"

Radiator, built in cupboard with shelves, double glazed window to rear.

BEDROOM THREE

8'4" x 6'11"

Radiator, double glazed window to front.

SHOWER ROOM

8' x 5'2"

White three piece suite comprising enclosed shower cubicle with wall mounted shower, toilet, vanity unit with mixer tap and cupboards below, tiled floor, part tiled walls, inset spot lights, heated towel rail, obscure double glazed window to rear.

EXTERIOR

REAR GARDEN

40' x 23'

Lawn area, exterior water tap, pedestrian side and rear access.

FRONT GARDEN

Lawn area, shrub borders, exterior light, path to front door.

GARAGE

AGENT NOTES

Holding Deposit £460

Dilapidations Deposit £2,301- 12 month tenancy


EPC Rating - D

Council Tax Band E - Hertsmere Council

Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google maps using the property postcode

CONTACT

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